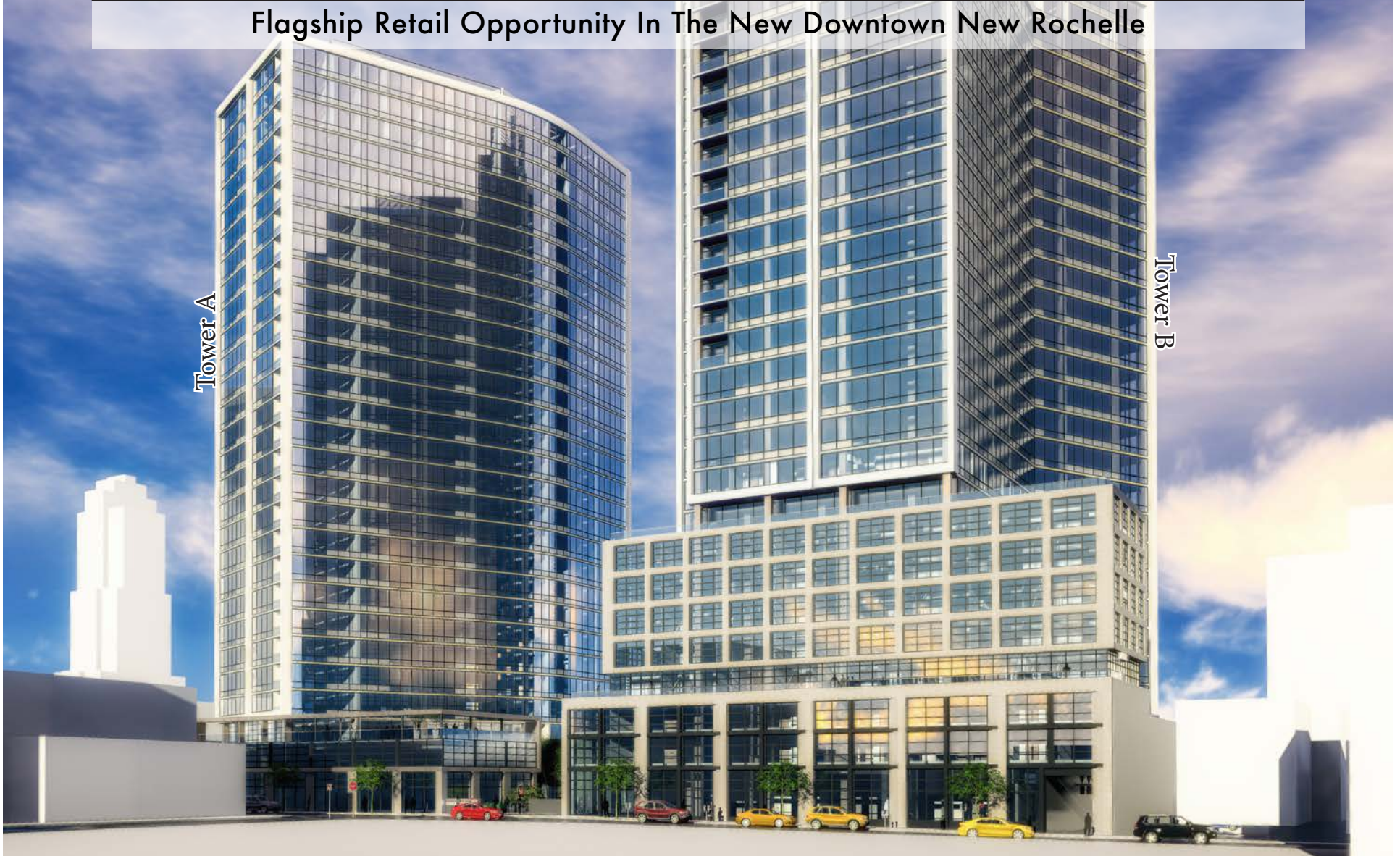


# JOIN THE MOVEMENT

CHURCH & DIVISON - 26 SOUTH DIVISION ST, NEW ROCHELLE, NY

Flagship Retail Opportunity In The New Downtown New Rochelle



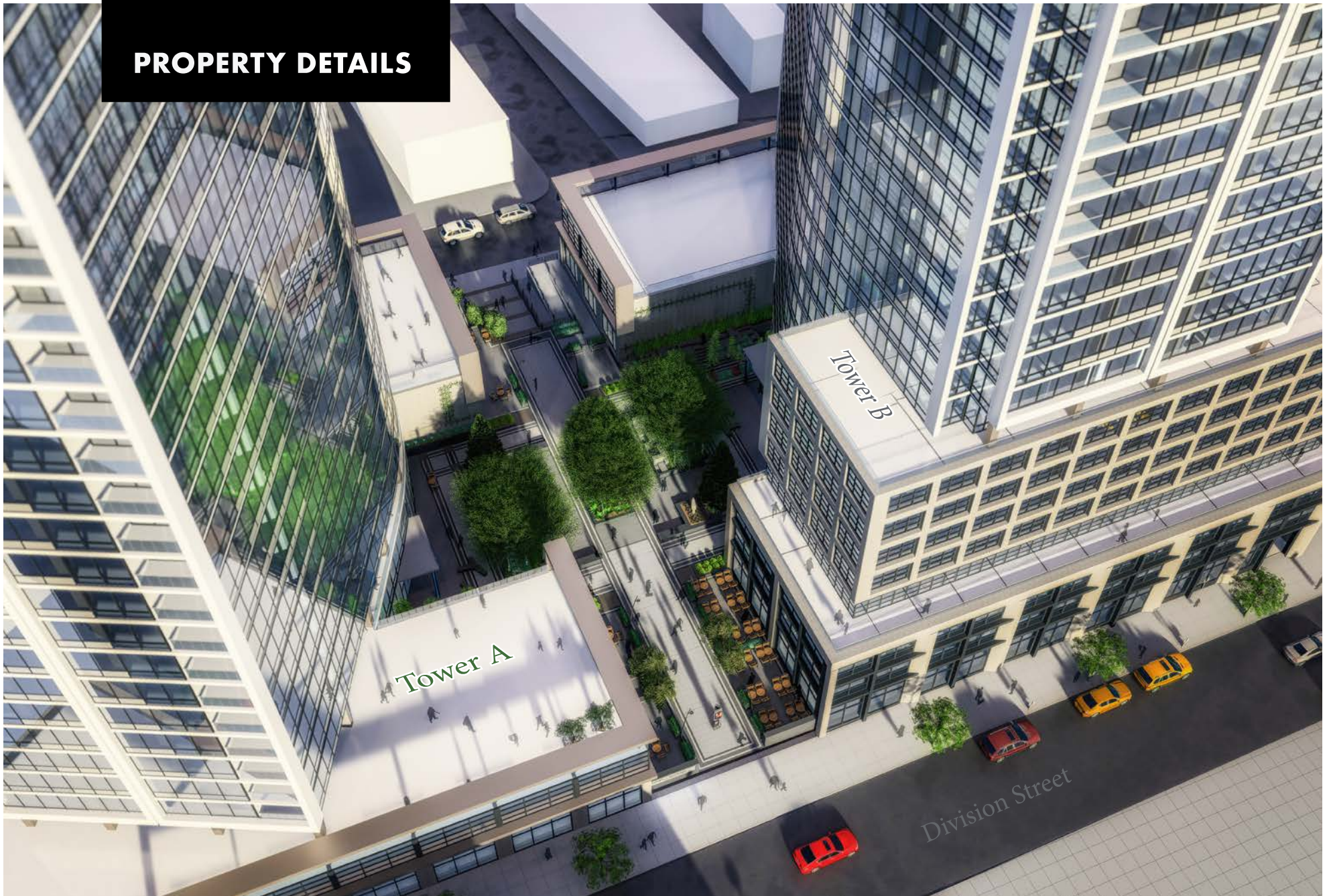
**RM FRIEDLAND**  
COMMERCIAL REAL ESTATE SERVICES

EXCLUSIVE RETAIL BROKER

**RXR**

NEW ROCHELLE MASTER DEVELOPER

# PROPERTY DETAILS



25,670 SF Total Retail

730 Luxury Residential Units w/  
Public Pedestrian Plaza & Retail

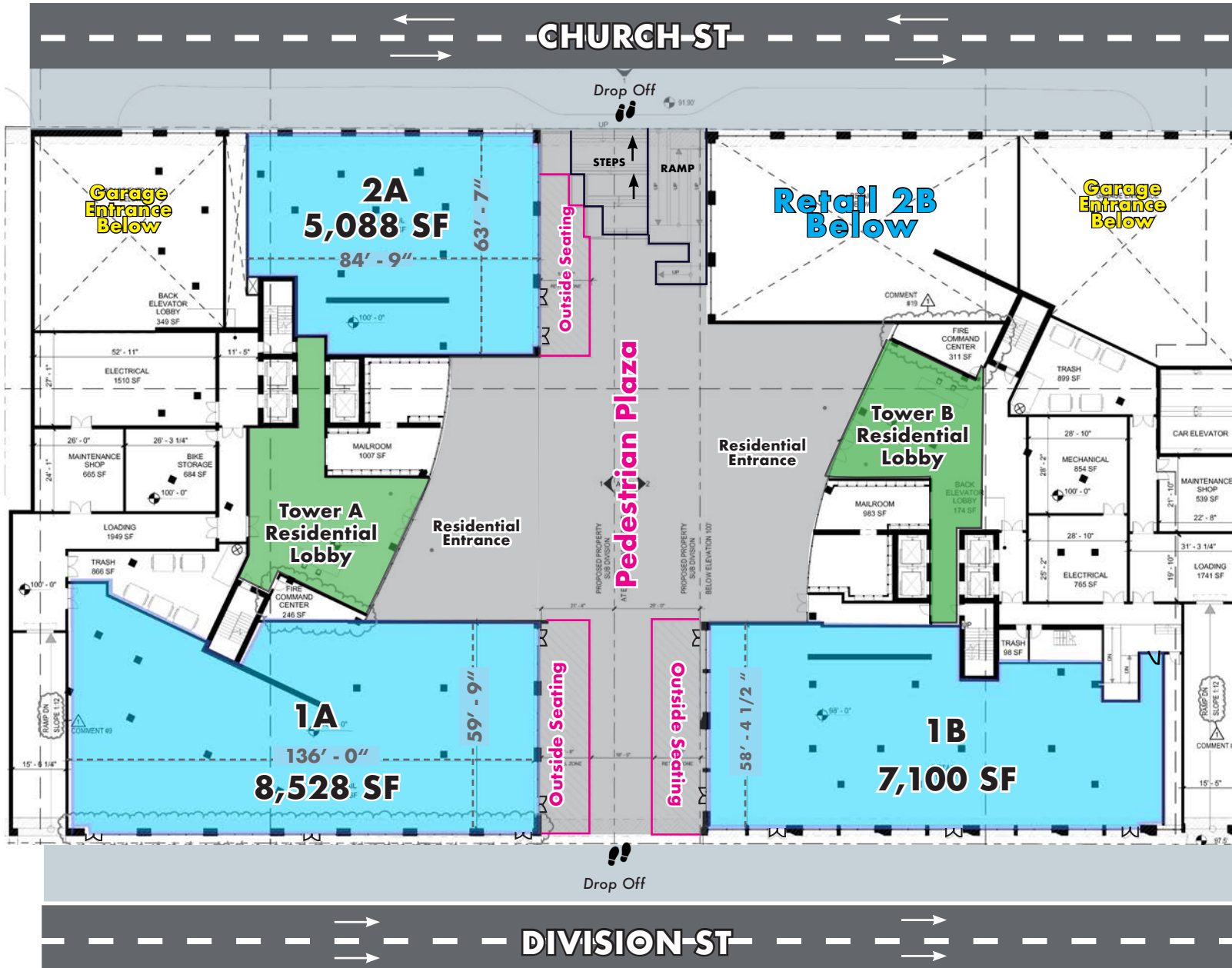
5 Minute Walk (1/3 Mi.) To  
New Rochelle Transit Center

Abundant Municipal  
Parking

# FLOORPLAN

## FIRST FLOOR- RETAIL SPACES & PLAZA ON GRADE W/ DIVISION ST

\*SEE PAGE 5 FOR RETAIL ACCESS DETAILS



- Dedicated Plaza Seating for Retail 1A, 1B & 2A
- Residential access to Pedestrian Plaza from building lobby
- Dual access to parking garage below from Tower A & B

**CEILING HEIGHTS**

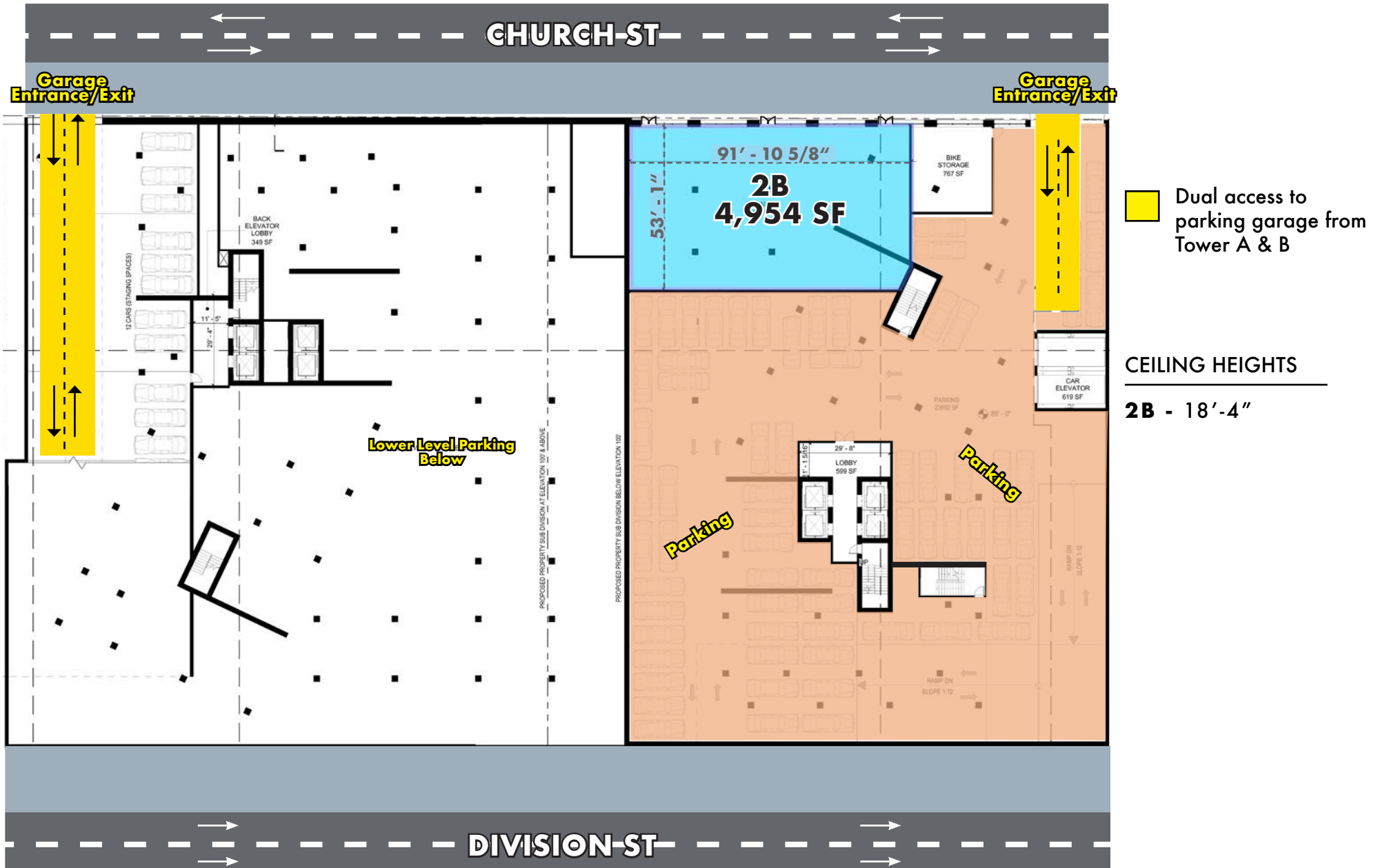
1A	24'-4"
2A	14'-4"
1B	16'-4"


**Expected Delivery:** Tower A/Plaza - Q4 2020      Tower B - Q2 2022

# FLOORPLAN

## LOWER LEVEL- RETAIL SPACE ON GRADE W/ CHURCH ST

\*SEE PAGE 5 FOR RETAIL ACCESS DETAILS

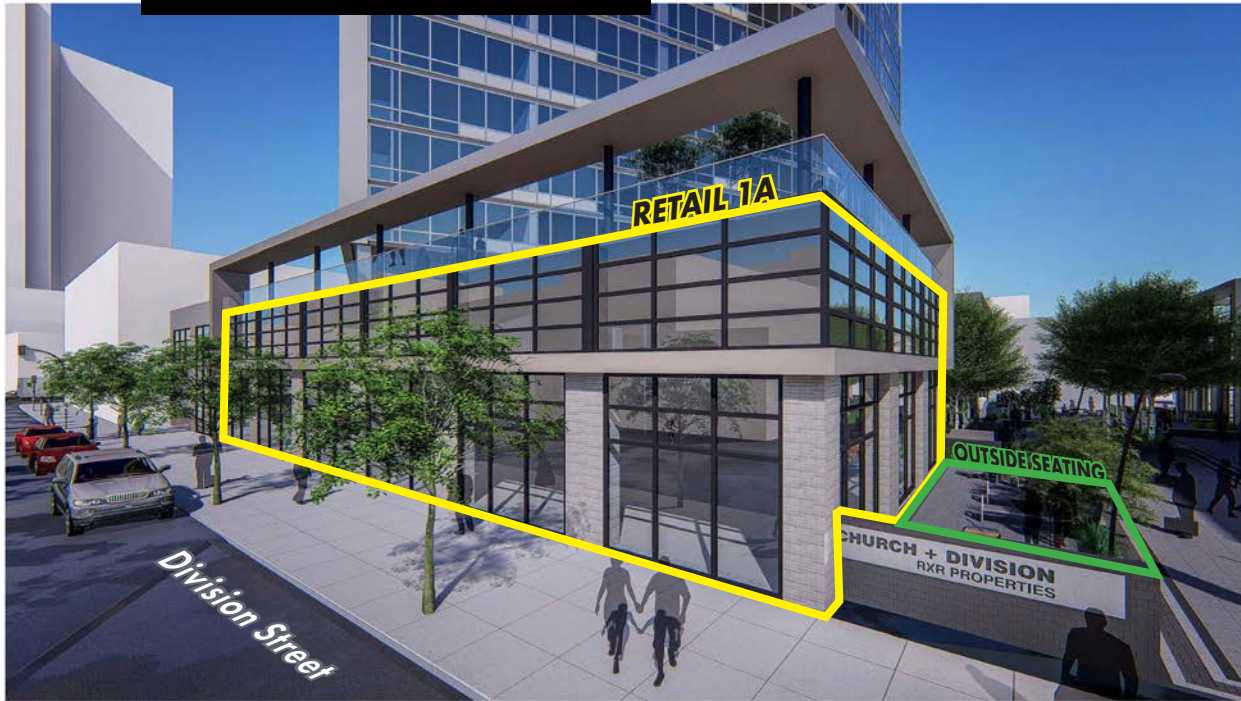


 Dual access to parking garage from Tower A & B

CEILING HEIGHTS  
**2B - 18'-4"**

**Expected Delivery:** Tower A/Plaza - Q4 2020      Tower B - Q2 2022

# RETAIL ACCESS



## Retail Access:

1A – Accessible from Division St. & Plaza

2A – Accessible from Plaza

2B – Accessible from Church St.

1B – Accessible from Division St. & Plaza

*\*not shown*



# DEMOGRAPHICS



Glen Island Park



New Rochelle High School

## WESTCHESTER COUNTY

**981,183**

Population

**354,075**

Number of HH

**144,603**

Mean HH Income

## NEW ROCHELLE

**80,560**

Population

**28,882**

Number of HH

**120,687**

Mean HH Income

### CHURCH & DIVISION 26 SOUTH DIVISON ST

	1 mi	3 mi	5 mi	10 mi
<b>POPULATION</b>	45,750	168,015	553,629	2,684,774
<b>NUMBER OF HOUSEHOLDS</b>	16,707	61,686	208,588	
<b>AVG. HOUSEHOLD INCOME</b>	\$80,792	\$119,780	\$100,699	
<b>ANNUAL HH EXPENDITURE</b>	\$1.01 B	\$4.49 B	\$14.7 B	
<b>ANNUAL HOUSEHOLD RETAIL EXPENDITURE</b>	\$463 M	\$2.24 B	\$6.68 B	

# AFFLUENT

WESTCHESTER COUNTY IS THE 7<sup>th</sup> WEALTHIEST COUNTY IN THE U.S AND THE SECOND WEALTHIEST COUNTY IN NEW YORK STATE.

THE AVERAGE HOME PRICE IN NEW ROCHELLE IS \$678,500

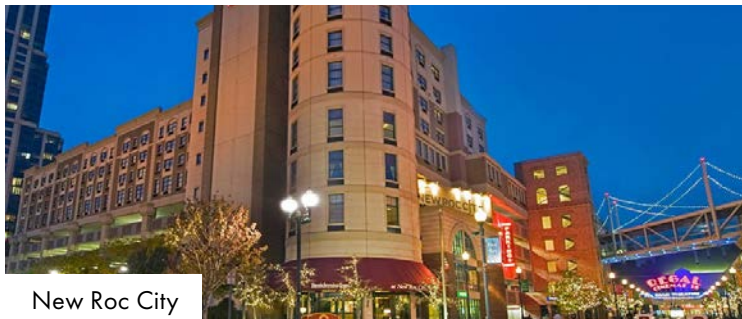
# COMMUNITY



New Rochelle's downtown master plan includes new residential units, hotels and office spaces actively in various stages of design and construction.



Iona College



New Roc City



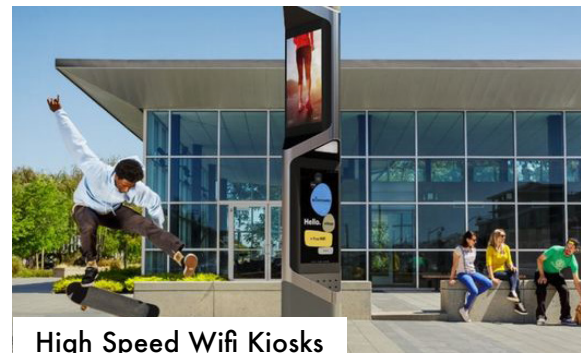
Bike Share Program



Monroe College



Hudson Park Bandshell



High Speed Wifi Kiosks



College of New Rochelle

Entertainment & Recreation  
Destination

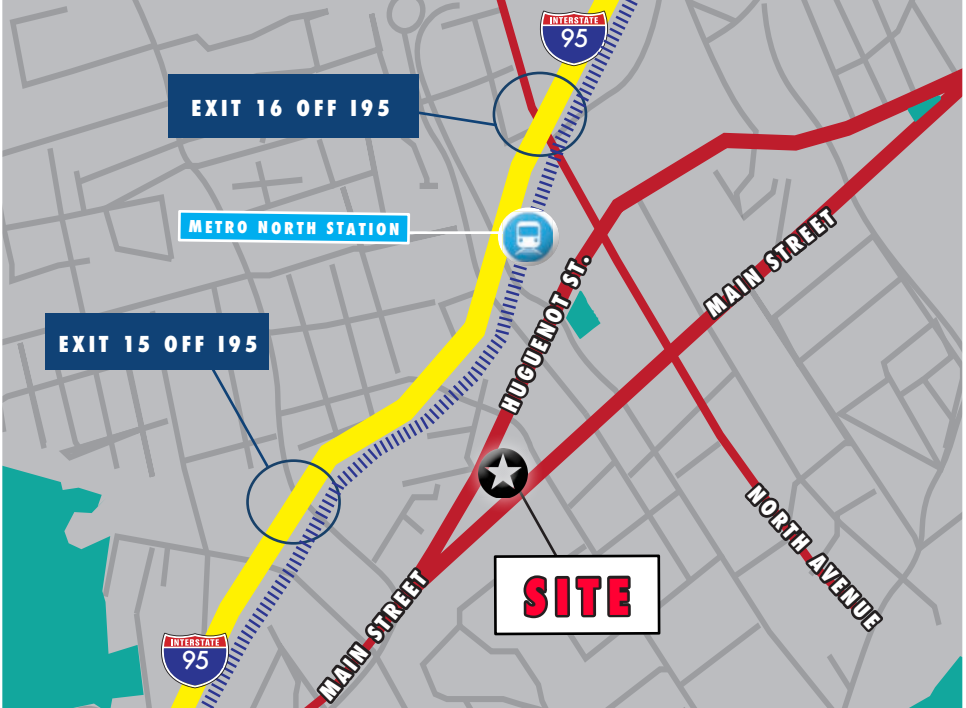
Visionary Development &  
Green Initiatives

Home To 3 Higher  
Education Institutions

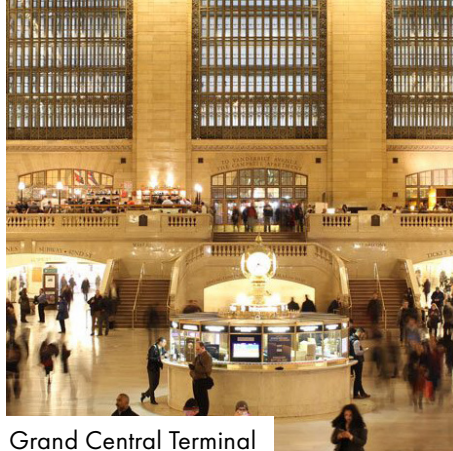
# TRANSPORTATION



30 Min Metro North Train Ride From Midtown Manhattan



Penn Station Access Via Metro North (Coming 2021)



Grand Central Terminal



New Rochelle Transit Center

By 2021, New Rochelle Will Be Home To The Closest Rail Station To NYC Providing Direct MTA Service To Manhattan's East And West Sides.

New Rochelle Train Station Is Amtrak's Prime Hub In Westchester. Direct MTA Access To Penn Station Is Coming In 2021

Local & Regional Bus Terminal, Taxi & Airport Limousine Services Are Available At The Transit Center In Addition To Abundant Municipal Parking



# DOWNTOWN HIGHLIGHTS



**RXR Phase I**  
 587 Main St.  
 280 Units  
 14,000 SF Retail

**SITE**  
 Church & Division St.  
 730 Luxury Residential Units  
 w/ Public Pedestrian Plaza  
 & Retail



T.F. ANDREW  
 DREAM FLOORS



Alvin & Friends  
 Contemporary Cuisine Southern & Caribbean Flavors

THE GNARLY VINE  
 Wine Bar

THE MEXICAN  
 CORNER  
 RESTAURANT



COROMANDEL  
 Group of Indian Restaurants



MONROE  
 COLLEGE

Montefiore  
 New Rochelle



METRO NORTH RR



NEW ROCHELLE TRANSIT CENTER

the bee-line system



Bank of America

Trump Plaza

TRUMP TOWER

NEW ROC CITY

# MARKET AERIAL



Driving Distance to I95  
**6 Min**

Walking Distance to NR Transit Center  
**5 Min**

Walk Score  
**96%**



**RM FRIEDLAND**

COMMERCIAL REAL ESTATE SERVICES

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The RXR operating platform manages 73 commercial real estate properties and investments with an aggregate gross asset value of approximately \$17.9 billion, comprising approximately 23.4 million square feet of commercial operating properties and control of development rights for approximately 6,300 multi-family and for sale units in the New York Metropolitan area.